| 136.0 | 0005 | 0022.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,508,800 / 1,508,800 |
| | | | | | USE VALUE: | 1,508,800 / 1,508,800 |
| | | | | | ASSESSED: | 1,508,800 / 1,508,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 8 | | KENSINGTON RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GILDESGAME MYRON L--ETAL |
| Owner 2: | GILDESGAME CATHARYN B |
| Owner 3: | |
| Street 1: | 8 KENSINGTON ROAD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .259 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1895, having primarily Wood Shingle Exterior and 4070 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 3 | Below Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 11286.000 | 817,000 | 9,100 | 682,700 | 1,508,800 |
| Total Card | 0.259 | 817,000 | 9,100 | 682,700 | 1,508,800 |
| Total Parcel | 0.259 | 817,000 | 9,100 | 682,700 | 1,508,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.71 /Parcel: 370.71

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 87836

**GIS Ref**

**GIS Ref**

**Insp Date** 10/26/17

!10604!

## PREVIOUS ASSESSMENT

Parcel ID: 136.0-0005-0022.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 817,000 | 9100 | 11,286. | 682,700 | 1,508,800 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 793,800 | 9100 | 11,286. | 682,700 | 1,485,600 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 793,600 | 9100 | 11,286. | 682,700 | 1,485,400 | 1,485,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 597,100 | 9100 | 11,286. | 720,700 | 1,326,900 | 1,326,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 592,600 | 9100 | 11,286. | 531,000 | 1,132,700 | 1,132,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 592,600 | 9100 | 11,286. | 508,200 | 1,109,900 | 1,109,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 592,600 | 9100 | 11,286. | 470,300 | 1,072,000 | 1,072,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 579,100 | 9100 | 11,286. | 394,500 | 982,700 | 982,700 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 11:01:13 |

## LAST REV

| Date | Time |
|---|---|
| 04/23/18 | 14:19:18 |
| ekelly | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10604

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 16219-338 | | 6/1/1985 | | 99 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 87836 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/17/2015 | 1356 | Porch | 27,695 | | 9/17/2015 | | | Replace rear decki |
| 7/27/2010 | 899 | New Wind | 3,985 | | | | | REPL 2 WINDOWS |
| 2/23/2010 | 128 | New Wind | 32,000 | | | | | REPL 23 WINDOWS |
| 11/4/2004 | 1058 | Re-Roof | 18,075 | C | | | | remove shingles/in |
| 6/6/1995 | 305 | | 10,000 | C | | | | ADD WDK |
| 8/1/1994 | 387 | | 45,000 | C | | | | REM/KIT-ADD BATHS |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/26/2017 | Inspected | PH | Patrick H |
| 8/29/2017 | MEAS&NOTICE | HS | Hanne S |
| 11/21/2008 | Meas/Inspect | 355 | PATRIOT |
| 5/3/2000 | Inspected | 276 | PATRIOT |
| 11/24/1999 | Measured | 243 | PATRIOT |
| 5/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 11286 | | Sq. Ft. | Site | | 0 | 90. | 0.67 | 10 | | | | | | | | | 682,719 | | | | | | 682,700 | |

| Total AC/HA: | 0.25909 | Total SF/SM: | 11286 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 682,719 | Spl Credit | | Total: | 682,700 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 2 - Clapboard | 40 | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - Good (+) | | |
| Year Blt: | 1895 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 4 - Carpet | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | 1 | Rating: | Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | 1 | Rating: | Average |
| Frpl: | 4 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 0.98762059 |
| Const Adj.: | 1.02010000 |
| Adj $ / SQ: | 130.971 |
| Other Features: | 169500 |
| Grade Factor: | 1.46 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 1003715 |
| Depreciation: | 186691 |
| Depreciated Total: | 817024 |

## COMMENTS

3 FIREPLACES. 2ND HEAT SOURCE IS OIL FHW..

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 11 | BRs: | 5 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 11 | 5 | M |
| Totals | | | |
| 1 | 11 | 5 | |

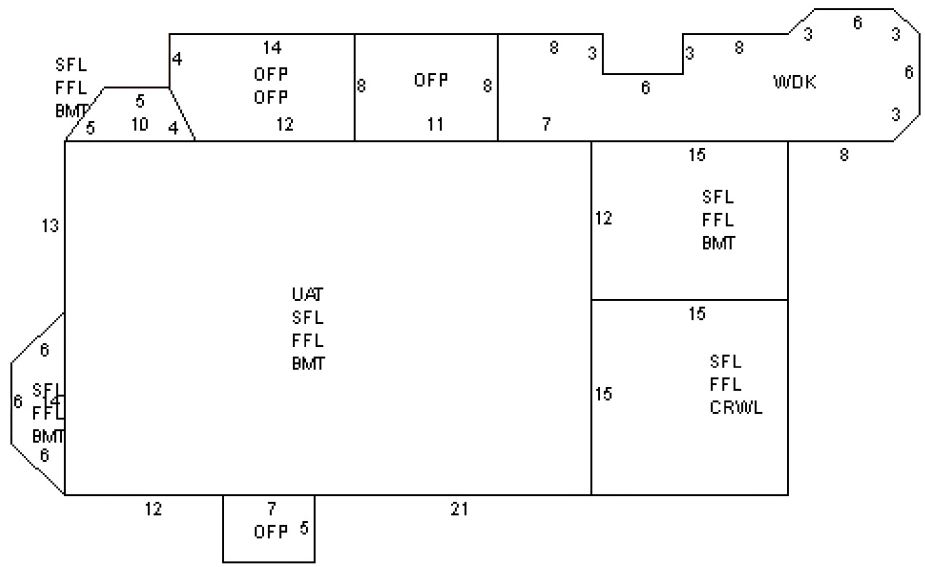
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 191.22 |
| Special Features: | 0 | Val/Su Net: | 147.85 |
| Final Total: | 817000 | Val/Su SzAd | 262.70 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,555 | 130.970 | 203,660 |
| SFL | Second Floor | 1,555 | 130.970 | 203,660 |
| BMT | Basement | 1,330 | 56.970 | 75,773 |
| OFP | Open Porch | 339 | 21.800 | 7,389 |
| UAT | Upper Attic | 270 | 75.960 | 20,510 |
| WDK | Deck | 252 | 10.170 | 2,562 |
| CRWL | Crawl Space | 225 | 19.650 | 4,420 |

| | | | | | |
|---|---|---|---|---|---|
| | Net Sketched Area: | 5,526 | Total: | 517,974 | |
| Size Ad | 3110 | Gross Area | 6336 | FinArea | 4070 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 60 | A | |
| UAT | 100 | FLA | 60 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 136.0-0005-0022.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 19X22 | A | AV | 1930 | 20.98 | T | 40 | 101 | | | 5,300 | | | 5,300 |
| 14 | Open Porch | D | Y | 1 | 13X16 | G | AV | 1930 | 30.54 | T | 40 | 101 | | | 3,800 | | | 3,800 |

| More: | N | Total Yard Items: | 9,100 | Total Special Featues: | | Total: | 9,100 |
|---|---|---|---|---|---|---|---|